



Central Planning Board - M.S.C.

c.1995

FOR PLAN SEE SHEET SERIAL No. 22383.

I. RAMBERGER & COMPANY, A CORPORATION, CHICAGO

SUMMARY OF LAYOUT AND FLOOR AREAS

<u>FLOOR</u>	<u>PRIMARY USE</u>	<u>APPROXIMATE GROSS AREA SQ. FT.</u>
4th Basement	Receiving area and docks; trash removal and storage areas.	28,000
3rd Basement	Storage and stock areas.	28,000
2nd Basement	Storage, boiler room and mechanical areas.	41,500
1st Basement	Selling and stock areas.	87,512
First	Selling storage and shipping areas with docks	87,512
Second	Selling and stock areas; employees entrance and security office.	87,512
Third	Selling, stock and office areas.	87,512
Fourth	Selling and stock areas.	87,512
Fifth	Former corporate data center offices and raised floor computer room.	87,512
Sixth	Storage, offices and payroll keypunch department with raised floor computer room.	87,512
Seventh	Offices and photo studios.	87,512
Eighth	Storage.	87,512
Ninth	Storage and offices.	85,100
Tenth	Cafeteria, kitchens, former Downtown Club and dining rooms, offices and conference rooms.	57,800
Eleventh	Offices	55,950
Twelfth	Offices	55,937
Thirteenth	Offices and storage.	55,937
Fourteenth	Air conditioning chillers, carpentry/paint shops and storage.	45,251
Fifteenth	Elevator equipment and water tanks.	9,430
Sixteenth	Elevator equipment.	3,353
	TOTAL:	1,254,219

WASHINGTON ST.

BANK ST.

HALSEY ST.

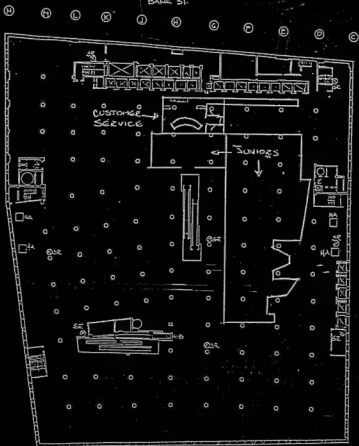
MARKET ST.

"SECOND FLOOR LEVEL"

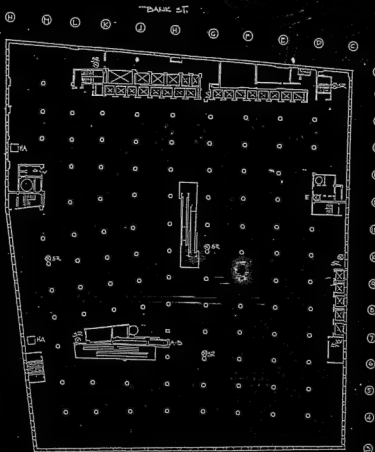
NO SCALE

DAMBERGERS

121 MARKET ST.  
NEWARK, NEW JERSEY



SWAS HUSTON ST



SWAS HUSTON ST

MARKET ST

THIRD FLOOR LEVEL

NO SCALE

DAMBERGERS

121 MARKET ST  
NEWARK, NEW JERSEY



PLAN OF

1st Basement Level

FIRST BASEMENT LEVEL

MARKET HALSEY ASSOCIATES  
TOTAL PROJECT COSTS

BUILDING PURCHASE PRICE: \$3,200,000

RENOVATION WORK: WALLS, ELECTRICITY,  
DEMOLITION, AND PLUMBING 800,000

SOFT COSTS:

1st MORTGAGE INTEREST (6 MOS.)	120,000
ARCHITECT	25,000
ENGINEERING	25,000
LEGAL	15,000
LEASING COMMISSION	50,000
REAL ESTATE TAX (6 MOS.)	150,000
SECURITY (6 MOS.)	25,000
INSURANCE (6 MOS.)	60,000
MISCELLANEOUS	50,000

TOTAL PROJECT COSTS: \$4,520,000

DEBT: 1st MORTGAGE \$2,400,000  
(PRIME + 1 - \$1,240,000)

N.J.E.D.A. DIRECT (2nd MORTGAGE) \$ 700,000

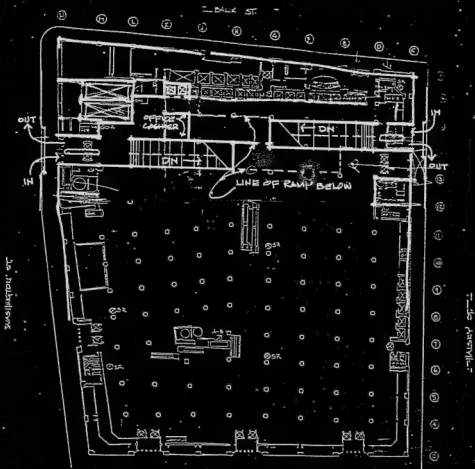
\$3,100,000

EQUITY: \$1,420,000  
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December 26, 1995

MACY'S, NEWARK, NJ  
CAPITAL IMPROVEMENTS

1. Demolition: 16,600 sq.ft. of various partitions	\$ 62,250
2. Ramp: Construction of 2 ramps 120 ft. x 20 ft. including slab demolition of 160 ft. x 20 ft., construction of office and concrete islands.	\$ 275,000
3. Construction of a concrete block wall approximately 420 ft. x 20 ft. high	\$ 54,400
4. Lighting: 190 - 150 Watt high pressure sodium lights including installation	\$ 66,500
5. Painting: Walls, columns, ceilings, 122,000 sq.ft.	\$ 40,260
6. Revenue control equipment including installation	\$ 110,000
7. Striping	\$ 2,200
8. Architectural, engineering and inspection fees	<u>\$ 35,000</u>
Total	\$ 645,710
Contingency, 10%	<u>\$ 64,571</u>
Grand Total	<u>\$ 710,281</u>



GROUND FLOOR  
MARKET ST.